

Jeffrey W. Dulberg (CA State Bar No. 181200)
John W. Lucas (CA State Bar No. 271038)
Jeffrey P. Nolan (CA State Bar No. 158923)
Pachulski Stang Ziehl & Jones LLP
10100 Santa Monica Blvd., 13th Floor
Los Angeles, CA 90067
Telephone: 310/277-6910
Facsimile: 310/201-0760
E-mail: jdulberg@pszjlaw.com
jlucas@pszjlaw.com
jnolan@pszjlaw.com

Counsel to Bradley D. Sharp, Chapter 11 Trustee

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re:

LESLIE KLEIN,

Debtor.

Case No. Case No.: 2:23-bk-10990-SK

Chapter 11

**AMENDED STIPULATION BETWEEN
BRADLEY D. SHARP, CH 11 TRUSTEE
AND JOSEPH AND ERICA VAGO
REGARDING WITHDRAWAL OF
ABSTRACT OF JUDGMENTS AGAINST
REAL PROPERTIES OF THE DEBTOR'S
ESTATE**

**TO THE HONORABLE SANDRA R. KLEIN, UNITED STATES BANKRUPTCY JUDGE,
THE DEBTOR, THE OFFICE OF THE UNITED STATES TRUSTEE, AND ALL PARTIES
REQUESTING SPECIAL NOTICE:**

STIPULATION

Bradley D. Sharp, the duly appointed chapter 11 trustee, (the "Trustee") of the estate of Leslie Klein (the "Debtor"), and Joseph and Erica Vago (the "Vagos") and together with the Trustee, the "Parties"), by and through their respective undersigned counsel of record, file the attached stipulation (the "Stipulation") requiring the Vagos to record in applicable counties a withdrawal Abstract of Judgments and Liens (the "Abstracts") filed by the Vagos in each of the counties in the State of California in the 90 days prior to the filing of the Debtor's petition in bankruptcy.

RECITALS

A. On February 22, 2023 (the “Petition Date”), the Debtor filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) in the United States Bankruptcy Court for the Central District of California, Los Angeles Division (the “Bankruptcy Court”).

B. On May 17, 2023, at a hearing held on the Motion to Dismiss, the Court entered an order appointing Trustee to administer the case in lieu of the Debtor.

C. On May 23, 2023, the Office of the United States Trustee (“UST”) filed a *Notice of Appointment of Chapter 11 Trustee* [Docket No. 151].

D. On May 5, 2023, the Debtor filed an adversary complaint for *Avoidance Of Preference, Recovery Of Avoided Transfer, And Automatic Preservation Of Avoided Transfer* (the “Avoidance Action”). Adv. Case No. 23-ap-01147-SK. [Adv. Docket No. 1].

E. The Avoidance Action seeks to avoid the abstracts filed by the Vagos and recorded in the County of Los Angeles Recorder’s Office including (i) Abstract of Judgment recorded on or about December 16, 2022 as Recording No.: 20221178779, and (ii) Amended Abstract of Judgment recorded on January 12, 2023 as Recording No.; 20230026369.

F. On May 12, 2023, the Debtor filed a First Amended Complaint [Adv. Docket No. 5] (the “First Amended Complaint”) seeking to avoid additional recorded Abstracts in other counties including (i) an Abstract of Judgment filed on December 16, 2022, in the Orange County Recorder’s Office as Recording No.; 2022000409986, (ii) Notice of Judgment Lien recorded on January 12, 2023 in the Orange County Recorder’s Office as Recording No.; 2023000009373, (iii) Abstract of Judgment recorded on December 16, 2022, in the Riverside County Recorder’s Office as Recording No.; 20220504784, (iv) Abstract of Judgment recorded on January 12, 2023 in the San Bernardino County Recorder’s Office as Recording No.; 2023-0009468, (v) Abstract of Judgment recorded on January 12, 2022, in the San Diego County Recorder’s Office as Recording No.; 2023-0009943, (vi) Abstract of Judgment recorded on December 16, 2022, in the Ventura County Recorder’s

Office as Recording No.; 202200016414, (vii) Amended Abstract of Judgment recorded on January 12, 2023 in the Ventura County Recorder's Office as Recording No.; 2023000002104, and (viii) Notice of Judgment Lien recorded on January 12, 2023 with the State of California, Office of the Secretary of State in Sacramento. Recording No. U230002837926. (Together, the recordings sought to be avoided in the Avoidance Action and by the First Amended Avoidance Complaint (collectively, the "Abstract of Judgments"). Copies of the recorded Abstract of Judgments are annexed hereto as **Exhibit A**.

G. On May 24, 2023, the UST Filed an *Application for Order Approving Appointment of Trustee and Fixing Bond* [Docket No. 154], approved by order entered the same day [Docket No. 155]. On that same day, the Trustee accepted his appointment [Docket No. 156].

H. On July 17, 2023, the Vagos filed their Answer to First Amended Complaint. [Adv. Docket No. 18].

I. The Trustee, as the duly appointed representative of the Debtor's estate, seeks to sell various real properties referenced below at various times pursuant to his business judgment and by noticed motion for the benefit of the estate and all creditors. The real properties (the "Real Properties") are:

- i. 3752 Ocean Dr., Oxnard, CA 93035 (APN: 206-0-252-290)
- ii. 161 N. Poinsettia, Los Angeles, CA 90036 (APN: 5512-017-005)
- iii. 143 S. Highland Ave., Los Angeles, CA 90036 (APN: 5513-014-024)
- iv. 315 N. Martel Ave., Los Angeles, CA 90036 (APN: 5526-038-011)
- v. 322 N. June St., Los Angeles, CA 90004 (APN: 5523-003-008)
- vi. 2560 N. Whitewater Club Drive, Unit B, Palm Springs, CA 92262 (APN: 501-500-033)

J. The Parties have met and conferred in good faith in an effort to resolve the issues raised in the Avoidance Action and the First Amended Complaint. The Real Properties are not marketable, or, are diminished in value, given the existence of the recorded Abstract of Judgments. The Avoidance Action and by the First Amended Complaint seek to avoid the Abstract of Judgments

1 recorded against the Real Properties in the 90 days before the filing of the petition as avoidable
2 preferences pursuant to section 547 of the Bankruptcy Code because the Recordation of Abstract of
3 Judgments:

- 4 i. Were for the benefit of a creditor, the Vagos;
- 5 ii. Were on account of an antecedent debt owed by the Debtor before such
6 recordation;
- 7 iii. Were made while the Debtor was insolvent;
- 8 iv. Were made during the 90 days before the petition date; and
- 9 v. Will enable the Vagos to receive more than they otherwise would in a
10 liquidation of the Debtor's estate had the recordation not been made.
11

12 K. By this Stipulation, the Vagos agree to withdraw the Abstract of Judgments by
13 recording such withdrawal in each of the counties where such Abstract of Judgments were recorded
14 because they are preferences that may be avoided under section 547 of the Bankruptcy Code, which
15 when complete will permit the Trustee to sell the Real Properties without having to incur the time
16 and expense of prosecuting the Avoidance Action and the First Amended Complaint, or commence
17 the a similar action in the name of the Trustee for the benefit of the Debtor's estate, which would be
18 a waste of estate resources.

19 **NOW AND THEREFORE, IT IS HEREBY STIPULATED AND AGREED:**

20 1. Upon entry of an order approving this Stipulation, the Vagos shall record withdrawals
21 of the Abstract of Judgments in the applicable counties in which such Abstract of Judgments were
22 originally filed. The Vagos shall complete the recordation of the withdrawals of Abstract of
23 Judgments on or before fourteen (14) days after entry of an order approving this Stipulation.
24

25 2. Each person who executes this Stipulation represents that he or she is duly authorized
26 to execute this Stipulation on behalf of the respective Parties hereto and that each such party has full
27 knowledge and has consented to this Stipulation. This Stipulation may be executed in one or more
28

1 counterparts, any of which may be transmitted by facsimile or electronic transmission, and each of
2 which shall be deemed an original, but all of which together shall constitute one and the same
3 document.

4 3. The Bankruptcy Court retains exclusive jurisdiction to interpret and enforce this
5 Stipulation.
6

7
8 Dated: November 14, 2023

PROCEL LAW, PC

9 By Brian Procel
Brian Procel

10 Counsel for Joseph and Erica Vago
11

12 Dated: November 14, 2023

PACHULSKI STANG ZIEHL & JONES LLP

13
14 By John W. Lucas

15 Counsel to Bradley D. Sharp, Chapter 11 Trustee
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT A

(Abstract of Judgments)

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:

Brian Procel

Procel Law, PC

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

Electronically Recorded in Official Records
County of Ventura County

Mark A. Lunn

Ventura County Clerk-Recorder

DOC# 2022000116414

12/16/2022

Titles: 1 Pages: 3

10:52 AM

Total Fees: \$137.00

CORRAE

eRecorded by CSC/Ingeo

LIEN NOTICE MAILED

Abstract of Judgment

(Please fill in document title(s) on this line)

The document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB 2-2017) (GC 27388.1)

Reason for exemption:

- ☐ Not related to real property - GC 27388.1 (a) (1)
- ☐ Recorded concurrently “in connection with” a transfer subject to the imposition of Documentary Transfer Tax - GC 27388.1 (a) (2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier *or* recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1 (a) (2)
- ☐ Maximum \$225.00 fee per transaction reached (presented concurrently and are related to the same parties and same property) - GC 27388.1 (a) (1)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):

After recording, return to:

Brian Procel (State Bar No. 218657)
PROCEL LAW, PC
401 Wilshire Boulevard, 12th Floor
Santa Monica, California 90401

TEL NO.: (424) 788-4538 FAX NO. (optional):

E-MAIL ADDRESS (Optional): brian@procel-law.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS:

CITY AND ZIP CODE: Los Angeles, CA 90024

BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.

DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:

20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:
- a. Judgment debtor's Name and last known address
- Leslie Klein
322 N. June Street
Los Angeles, CA 90004
- Lien Notice Mailed to Debtor at address shown. Govt Code 27297.5
- b. Driver's license no. [last 4 digits] and state: ☒ Unknown
- c. Social security no. [last 4 digits]: ☒ Unknown
- d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
- Leslie Klein
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):
- Joseph Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

Date: December 14, 2022

Brian Procel

(TYPE OR PRINT NAME)

4. ☒ Information on additional judgment creditors is shown on page 2.

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:



(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 2, 2022
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:

- a. Amount: \$
b. In favor of (name and address):

11. A stay of enforcement has

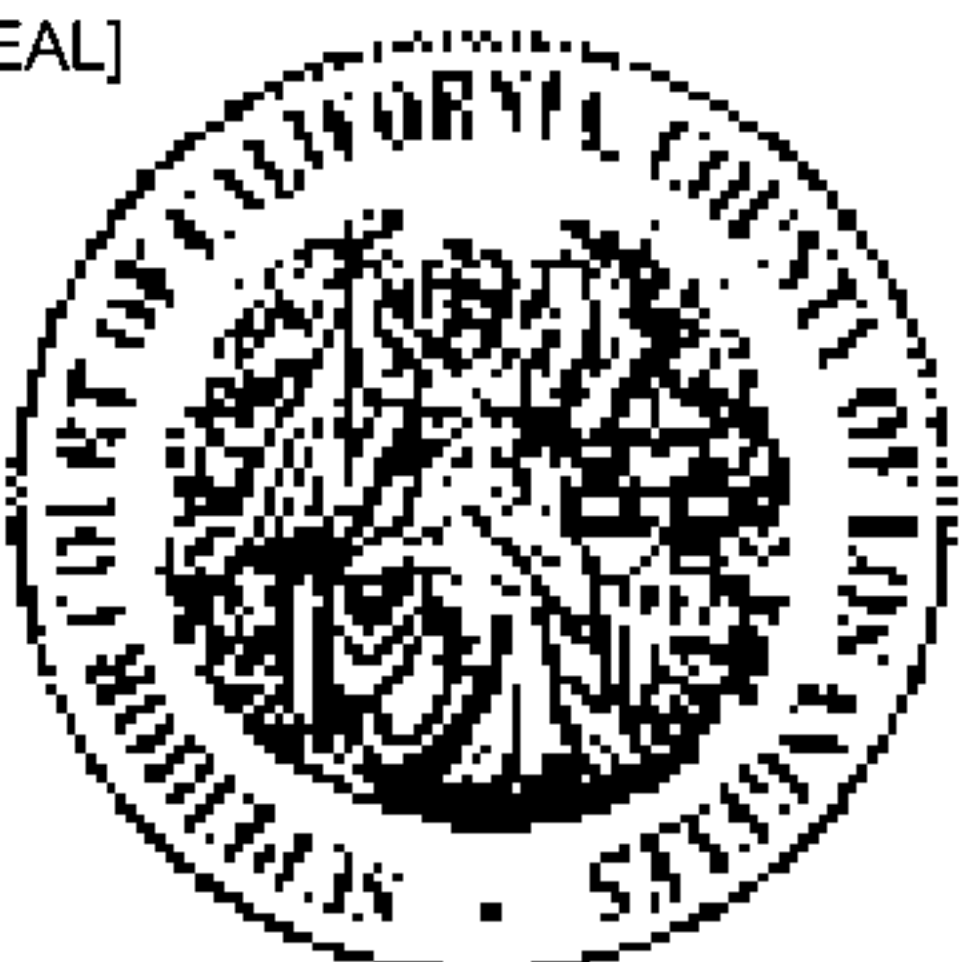
- a. ☒ not been ordered by the court.
b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.

- b. ☐ A certified copy of the judgment is attached.

Clerk, by M. Nguyen, Deputy

[SEAL]



Sherri R. Carter Executive Officer / Clerk of Court

This abstract issued on (date):

12/15/2022

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.: 20STCV25050
---	--------------------------------

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

Erica Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor
Santa Monica, CA 90401

14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Les Klein & Associates, Inc.
1425 Ventura Blvd.
Sherman Oaks, CA 91423

**Lien Notice Mailed to Debtor at
address shown. Govt Code 27297.5**

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (*address*):

322 N. June Street
Los Angeles, CA 90004

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:

Brian Procel

Procel Law, PC

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

Electronically Recorded in Official Records
County of Ventura County

Michelle Ascencion

Ventura County Clerk-Recorder

DOC# 2023000002104

01/12/2023

Titles: 1 Pages: 3

11:56 AM

Total Fees: \$137.00

HERND

eRecorded by CSC/Ingeo

LIEN NOTICE MAILED

Amended Abstract of Judgment

(Please fill in document title(s) on this line)

The document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB 2-2017) (GC 27388.1)

Reason for exemption:

- ☐ Not related to real property - GC 27388.1 (a) (1)
- ☐ Recorded concurrently “in connection with” a transfer subject to the imposition of Documentary Transfer Tax - GC 27388.1 (a) (2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier *or* recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1 (a) (2)
- ☐ Maximum \$225.00 fee per transaction reached (presented concurrently and are related to the same parties and same property) - GC 27388.1 (a) (1)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
After recording, return to:
Brian Procel (State Bar No. 218657)
Martin Pritikin (State Bar No. 210845)
PROCEL LAW, PC
401 Wilshire Boulevard, 12th Floor
Santa Monica, California 90401
TEL NO.: (424) 788-4538 FAX NO. (optional):
E-MAIL ADDRESS (Optional): brian@procel-law.com; marty@procel-law.com
☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
STREET ADDRESS: 111 North Hill Street
MAILING ADDRESS:
CITY AND ZIP CODE: Los Angeles, CA 90024
BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.
DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☒ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein
322 N. June Street
Los Angeles, CA 90004
Lien Notice Mailed to Debtor at
address shown. Govt Code 27297.5

b. Driver's license no. [last 4 digits] and state:

☒ Unknown

c. Social security no. [last 4 digits]: 6944

☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Leslie Klein
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is
shown on page 2.

4. ☒ Information on additional judgment creditors is
shown on page 2.

3. Judgment creditor (name and address):

Joseph Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

5. ☒ Original abstract recorded in this county:

a. Date: December 16, 2022

b. Instrument No.: 2022000116414

Date: January 11, 2023

Brian Procel

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

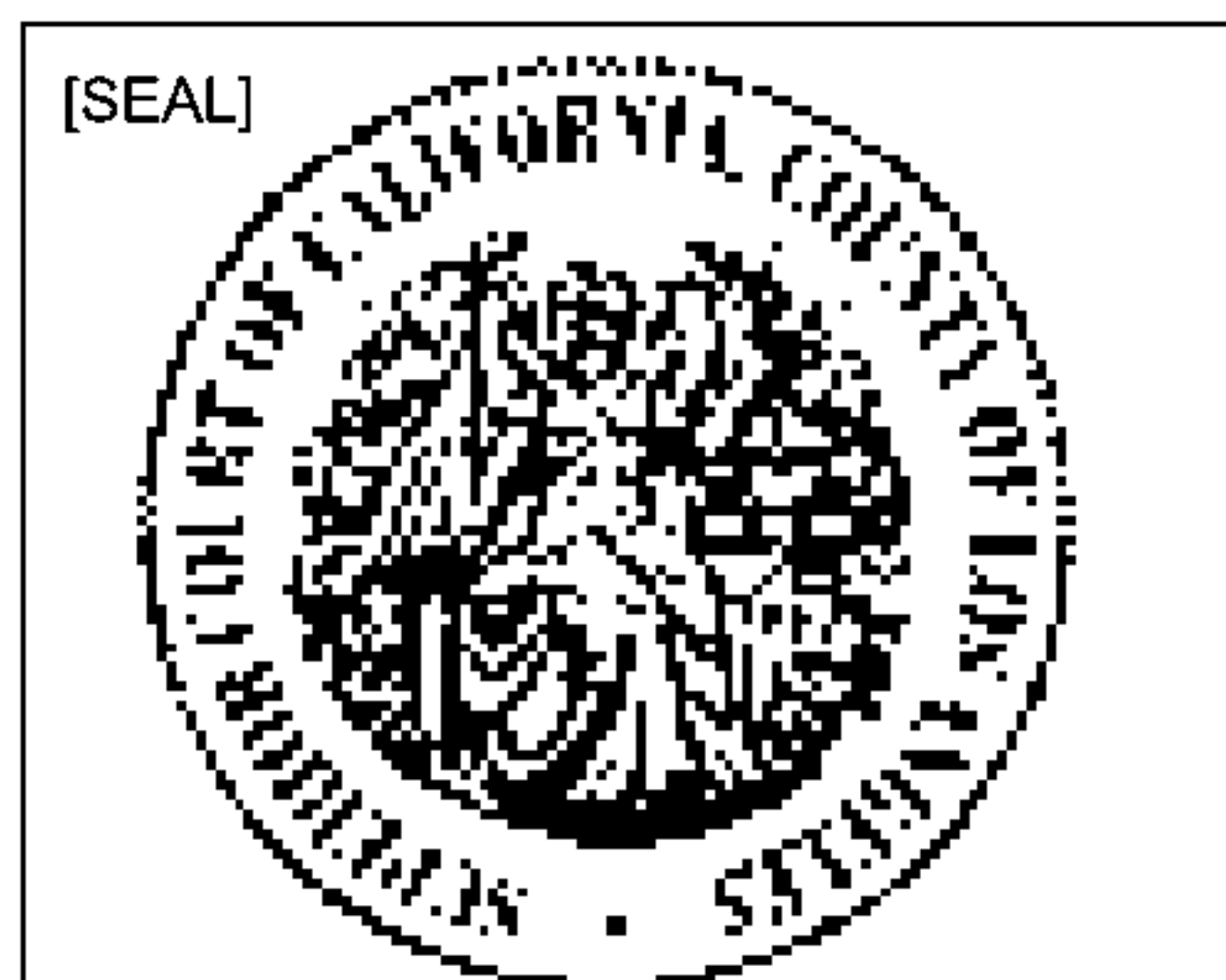
6. Total amount of judgment as entered or last renewed:
\$24,334,038.99

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 2, 2022

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.



This abstract issued on (date):

01/12/2023

10. ☐ An ☐ execution lien ☐ attachment lien
is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until
(date):

12. a. ☒ I certify that this is a true and correct abstract of
the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

David W. Slayton, Executive Officer/Clerk of Court

Clerk, by B. Portier, Deputy

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.: 20STCV25050
---	--------------------------------

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

Erica Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor
Santa Monica, CA 90401
14. Judgment creditor (*name and address*):
15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Les Klein & Associates, Inc.
1425 Ventura Blvd.
Sherman Oaks, CA 91423

Lien Notice Mailed to Debtor at
address shown. Govt Code 27297.5

Driver’s license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (*address*):

322 N. June Street
Los Angeles, CA 90004
17. Name and last known address

Driver’s license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):
18. Name and last known address

Driver’s license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):
19. Name and last known address

Driver’s license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.

DOC # 2022-0504784

12/16/2022 08:53 AM Fees: \$105.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:

AND MAIL TAX STATEMENTS TO:

Brian Procel

Procel Law, PC

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

**This document was electronically submitted
to the County of Riverside for recording**
Received by: NORMA #248

Space above this line for recorder's use only

Abstract of Judgment

Title of Document

TRA: _____

DTT: _____

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ This document is a transfer that is subject to the imposition of documentary transfer tax.
- ☐ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: _____
- ☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
After recording, return to:
Brian Procel (State Bar No. 218657)
PROCEL LAW, PC
401 Wilshire Boulevard, 12th Floor
Santa Monica, California 90401

TEL NO.: (424) 788-4538 FAX NO. (optional):
E-MAIL ADDRESS (Optional): brian@procel-law.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS:

CITY AND ZIP CODE: Los Angeles, CA 90024

BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	CASE NUMBER: 20STCV25050
---	-----------------------------

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:
- a. Judgment debtor's Name and last known address
- Leslie Klein
322 N. June Street
Los Angeles, CA 90004
- b. Driver's license no. [last 4 digits] and state: ☒ Unknown
- c. Social security no. [last 4 digits]: ☒ Unknown
- d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
Leslie Klein
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is shown on page 2.
3. Judgment creditor (name and address):
Joseph Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401
- Date: December 14, 2022
Brian Procel

4. ☒ Information on additional judgment creditors is shown on page 2.
5. ☐ Original abstract recorded in this county:

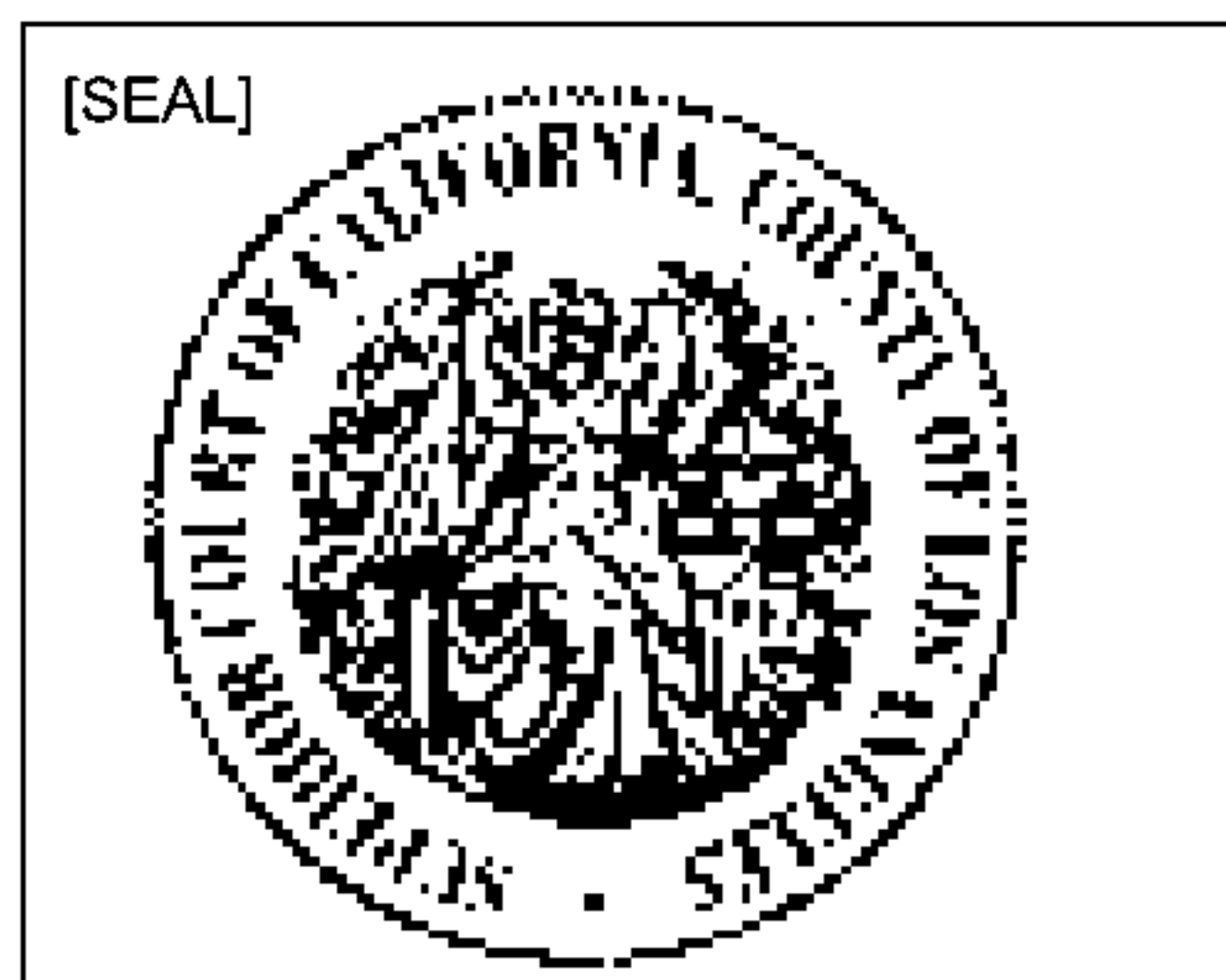
- a. Date:
b. Instrument No.:



(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$24,334,038.99
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): December 2, 2022
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.



Sherri R. Carter Executive Officer / Clerk of Court

This abstract issued on (date):
12/15/2022

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:
a. Amount: \$
b. In favor of (name and address):

11. A stay of enforcement has
a. ☒ not been ordered by the court.
b. ☐ been ordered by the court effective until (date):
12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
b. ☐ A certified copy of the judgment is attached.

Clerk, by M. Nguyen, Deputy

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.: 20STCV25050
---	--------------------------------

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

Erica Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor
Santa Monica, CA 90401

14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Les Klein & Associates, Inc.
1425 Ventura Blvd.
Sherman Oaks, CA 91423

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (*address*):

322 N. June Street
Los Angeles, CA 90004

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.

DOC # 2023-0010275

01/13/2023 08:09 AM Fees: \$105.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:

AND MAIL TAX STATEMENTS TO:

Brian Procel

Procel Law, PC

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

**This document was electronically submitted
to the County of Riverside for recording**
Received by: NORMA #248

Space above this line for recorder's use only

Amended Abstract of Judgment

Title of Document

TRA: _____

DTT: _____

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

☐

This document is a transfer that is subject to the imposition of documentary transfer tax.

☐

This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.

Document reference: _____

☐

This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐

This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
After recording, return to:
Brian Procel (State Bar No. 218657)
Martin Pritikin (State Bar No. 210845)
PROCEL LAW, PC
401 Wilshire Boulevard, 12th Floor
Santa Monica, California 90401
TEL NO.: (424) 788-4538 FAX NO. (optional):
E-MAIL ADDRESS (Optional): brian@procel-law.com; marty@procel-law.com
☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
STREET ADDRESS: 111 North Hill Street
MAILING ADDRESS:
CITY AND ZIP CODE: Los Angeles, CA 90024
BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.
DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:
20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☒ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein
322 N. June Street
Los Angeles, CA 90004

b. Driver's license no. [last 4 digits] and state:

☒ Unknown

c. Social security no. [last 4 digits]: 6944

☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Leslie Klein
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is
shown on page 2.

4. ☒ Information on additional judgment creditors is
shown on page 2.

3. Judgment creditor (name and address):

Joseph Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

5. ☒ Original abstract recorded in this county:

a. Date: December 16, 2022

b. Instrument No.: 2022-0504784

Date: January 11, 2023

Brian Procel

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$24,334,038.99

10. ☐ An ☐ execution lien ☐ attachment lien
is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

8. a. Judgment entered on (date): December 2, 2022

b. In favor of (name and address):

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until
(date):

12. a. ☒ I certify that this is a true and correct abstract of
the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

[SEAL]



David W. Slayton, Executive Officer/Clerk of Court

This abstract issued on (date):

01/12/2023

Clerk, by M. Nguyen, Deputy

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.: 20STCV25050
---	--------------------------------

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

Erica Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor
Santa Monica, CA 90401
14. Judgment creditor (*name and address*):
15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Les Klein & Associates, Inc.
1425 Ventura Blvd.
Sherman Oaks, CA 91423

Driver’s license no. [last 4 digits] and state: ☒ Unknown

Social security no. [last 4 digits]: ☒ Unknown

Summons was personally served at or mailed to (*address*):
322 N. June Street
Los Angeles, CA 90004
17. Name and last known address

Driver’s license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (*address*):
18. Name and last known address

Driver’s license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (*address*):
19. Name and last known address

Driver’s license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.

This page is part of your document - DO NOT DISCARD



20221178779



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/16/22 AT 02:57PM

FEES:	39.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	114.00



LEADSHEET



202212160200053

00023052005



013828596

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

Procel Law, PC

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brian Procel

STREET ADDRESS Procel Law, PC
401 Wilshire Blvd , 12th Floor

**CITY, STATE &
ZIP CODE**

Santa Monica, CA 90401

SPACE ABOVE FOR RECORDER'S USE ONLY

Abstract of Judgment

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)**

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number)

After recording, return to

Brian Procel (State Bar No. 218657)

PROCEL LAW, PC

401 Wilshire Boulevard, 12th Floor

Santa Monica, California 90401

TEL NO. (424) 788-4538 FAX NO. (optional)

E-MAIL ADDRESS (Optional) brian@procel-law.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS 111 North Hill Street

MAILING ADDRESS

CITY AND ZIP CODE Los Angeles, CA 90024

BRANCH NAME Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL

DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER

20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein
322 N. June Street
Los Angeles, CA 90004

b. Driver's license no. [last 4 digits] and state:

☒ Unknown

c. Social security no. [last 4 digits]:

☒ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Leslie Klein
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is
shown on page 2.

4. ☒ Information on additional judgment creditors is
shown on page 2.

3. Judgment creditor (name and address).

Joseph Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

5. ☐ Original abstract recorded in this county:

Date: December 14, 2022

Brian Procel

(TYPE OR PRINT NAME)

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$24,334,038.99

10. ☐ An ☐ execution lien ☐ attachment lien
is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

8. a. Judgment entered on (date): December 2, 2022

b. In favor of (name and address):

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until
(date):

12. a. ☒ I certify that this is a true and correct abstract of
the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

[SEAL]



Sherril R. Carter Executive Officer / Clerk of Court

This abstract issued on (date):

12/15/2022

Clerk, by M. Nguyen, Deputy

PLAINTIFF: JOSEPH VAGO, ET AL DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.. 20STCV25050
--	--------------------------------

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

Erica Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor
Santa Monica, CA 90401

14. Judgment creditor (*name and address*)

15. ☐ Continued on Attachment 15

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Les Klein & Associates, Inc.
1425 Ventura Blvd.
Sherman Oaks, CA 91423

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (*address*):

322 N. June Street
Los Angeles, CA 90004

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.

This page is part of your document - DO NOT DISCARD



20230026369



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/12/23 AT 03:35PM

FEES:	39.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	114.00



LEADSHEET



202301120110082

00023119645



013868897

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

Procel Law, PC

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Brian Procel

STREET ADDRESS Procel Law, PC
401 Wilshire Blvd., 12th Floor

**CITY, STATE &
ZIP CODE**
Santa Monica, CA 90401

SPACE ABOVE FOR RECORDER'S USE ONLY

Amended Abstract of Judgment

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)**

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
After recording, return to:
Brian Procel (State Bar No. 218657)
Martin Pritikin (State Bar No. 210845)
PROCEL LAW, PC
401 Wilshire Boulevard, 12th Floor
Santa Monica, California 90401
TEL NO.: (424) 788-4538 FAX NO. (optional):
E-MAIL ADDRESS (Optional): brian@procel-law.com; marty@procel-law.com
☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS:

CITY AND ZIP CODE: Los Angeles, CA 90024

BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL.

DEFENDANT: LESLIE KLEIN, ET AL.

CASE NUMBER:

20STCV25050

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☒ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Leslie Klein
322 N. June Street
Los Angeles, CA 90004

b. Driver's license no. [last 4 digits] and state:

☒ Unknown

c. Social security no. [last 4 digits]: 6944

☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Leslie Klein
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is
shown on page 2.

4. ☒ Information on additional judgment creditors is
shown on page 2.

3. Judgment creditor (name and address):

Joseph Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401

5. ☒ Original abstract recorded in this county:

Los Angeles

a. Date: December 16, 2022

b. Instrument No.: 20221178779

Date: January 11, 2023

Brian Procel

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$24,334,038.99

10. ☐ An ☐ execution lien ☐ attachment lien
is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$

8. a. Judgment entered on (date): December 2, 2022

b. In favor of (name and address):

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until
(date):

12. a. ☒ I certify that this is a true and correct abstract of
the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

[SEAL]



David W. Stalton, Executive Officer/Clerk of Court

This abstract issued on (date):

01/12/2023

Clerk, by M. Nguyen, Deputy

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.: 20STCV25050
---	--------------------------------

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:13. Judgment creditor (*name and address*):

Erica Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor
Santa Monica, CA 90401

14. Judgment creditor (*name and address*):15. ☐ Continued on Attachment 15.**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Les Klein & Associates, Inc.
1425 Ventura Blvd.
Sherman Oaks, CA 91423

Driver's license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ UnknownSummons was personally served at or mailed to (*address*):

322 N. June Street
Los Angeles, CA 90004

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ UnknownSummons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ UnknownSummons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ UnknownSummons was personally served at or mailed to (*address*):20. ☐ Continued on Attachment 20.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Procel Law, PC

AND WHEN RECORDED MAIL TO:

Brian Procel

Procel Law, PC

401 Wilshire Blvd., 12th Floor

Santa Monica, CA 90401

Electronically Recorded in Official Records
County of Ventura County

Mark A. Lunn

Ventura County Clerk-Recorder

DOC# 2022000116414

12/16/2022

Titles: 1 Pages: 3

10:52 AM

Total Fees: \$137.00

CORRAE

eRecorded by CSC/Ingeo

LIEN NOTICE MAILED

Abstract of Judgment

(Please fill in document title(s) on this line)

The document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB 2-2017) (GC 27388.1)

Reason for exemption:

- ☐ Not related to real property - GC 27388.1 (a) (1)
- ☐ Recorded concurrently “in connection with” a transfer subject to the imposition of Documentary Transfer Tax - GC 27388.1 (a) (2)
- ☐ Transfer of real property that is a residential dwelling to an owner-occupier *or* recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1 (a) (2)
- ☐ Maximum \$225.00 fee per transaction reached (presented concurrently and are related to the same parties and same property) - GC 27388.1 (a) (1)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
After recording, return to:
Brian Procel (State Bar No. 218657)
PROCEL LAW, PC
401 Wilshire Boulevard, 12th Floor
Santa Monica, California 90401

TEL NO.: (424) 788-4538 FAX NO. (optional):
E-MAIL ADDRESS (Optional): brian@procel-law.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 North Hill Street

MAILING ADDRESS:

CITY AND ZIP CODE: Los Angeles, CA 90024

BRANCH NAME: Stanley Mosk Courthouse

FOR RECORDER'S USE ONLY

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	CASE NUMBER: 20STCV25050
---	-----------------------------

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:
- a. Judgment debtor's Name and last known address
- Leslie Klein
322 N. June Street
Los Angeles, CA 90004
- Lien Notice Mailed to Debtor at address shown. Govt Code 27297.5
- b. Driver's license no. [last 4 digits] and state: ☒ Unknown
- c. Social security no. [last 4 digits]: ☒ Unknown
- d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
Leslie Klein
322 N. June Street, Los Angeles, CA 90004

2. ☒ Information on additional judgment debtors is shown on page 2.
3. Judgment creditor (name and address):
Joseph Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor, Santa Monica, CA 90401
- Date: December 14, 2022
Brian Procel

4. ☒ Information on additional judgment creditors is shown on page 2.
5. ☐ Original abstract recorded in this county:

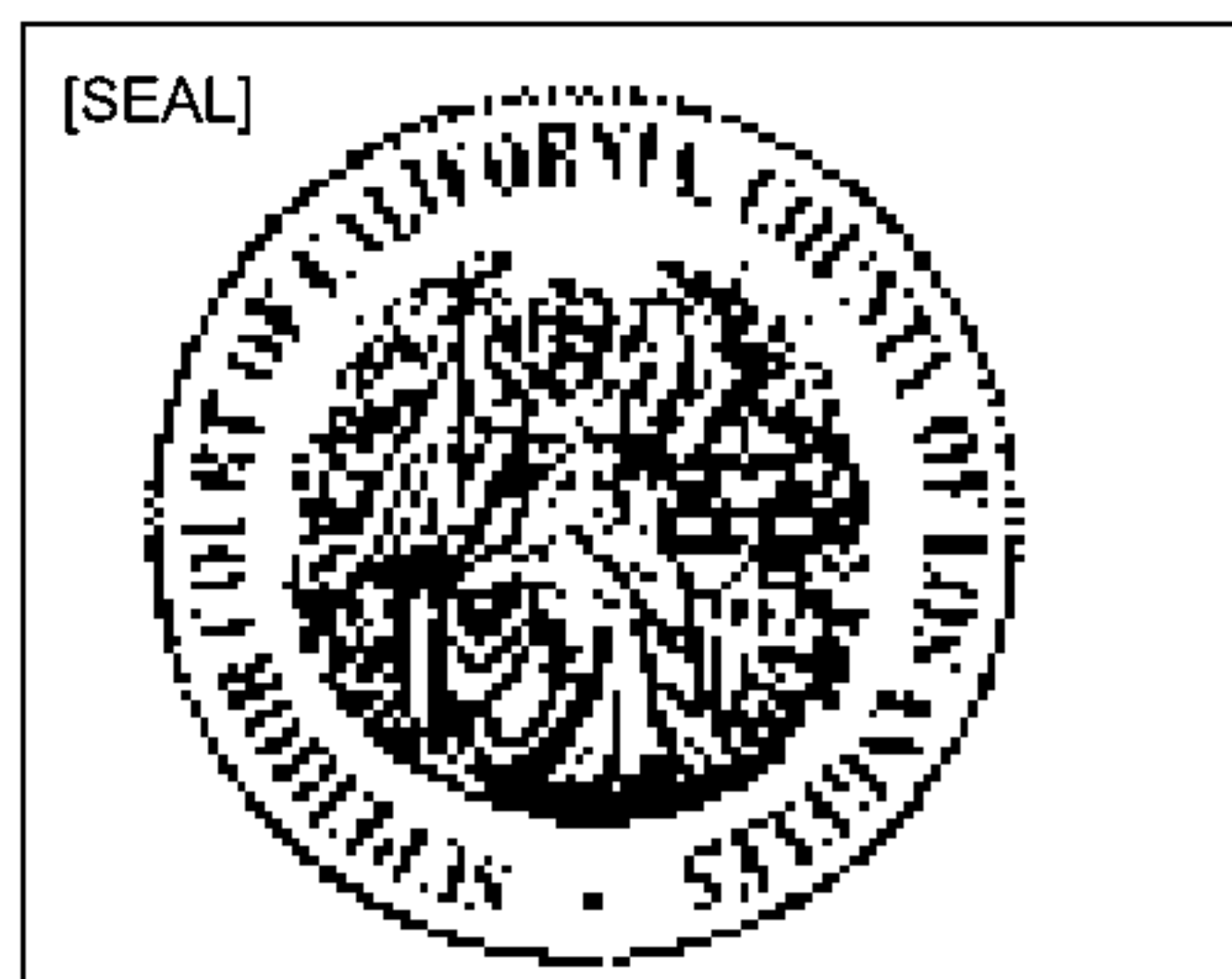
- a. Date:
b. Instrument No.:



(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$24,334,038.99
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): December 2, 2022
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.



Sherri R. Carter Executive Officer / Clerk of Court

This abstract issued on (date):
12/15/2022

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:
a. Amount: \$
b. In favor of (name and address):

11. A stay of enforcement has
a. ☒ not been ordered by the court.
b. ☐ been ordered by the court effective until (date):
12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
b. ☐ A certified copy of the judgment is attached.

Clerk, by M. Nguyen, Deputy

PLAINTIFF: JOSEPH VAGO, ET AL. DEFENDANT: LESLIE KLEIN, ET AL.	COURT CASE NO.: 20STCV25050
---	--------------------------------

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

Erica Vago
c/o PROCEL LAW, PC
401 Wilshire Blvd., 12th Floor
Santa Monica, CA 90401
14. Judgment creditor (*name and address*):
15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Les Klein & Associates, Inc.
1425 Ventura Blvd.
Sherman Oaks, CA 91423

☐

Driver’s license no. [last 4 digits] and state:

☒ Unknown

Social security no. [last 4 digits]:

☒ Unknown

Summons was personally served at or mailed to (*address*):

322 N. June Street
Los Angeles, CA 90004
17. Name and last known address

☐

Driver’s license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

☐

Driver’s license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):
19. Name and last known address

☐

Driver’s license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.